

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 3

Property ID: R49874

60/61

Property Information

property address: 1512 OAKVIEW  
legal description: WOODLAND HEIGHTS #2, BLOCK 2, LOT 10,11 (PTS OF)  
owner name/address: DILLON, TIM & DIANE  
12018 SAMANTHA LN  
MAGNOLIA, TX 77354-2830  
full business name: WLG  
land use category: SE-RES type of business: WLG  
current zoning: RD-7 occupancy status: OCCUP  
lot area (square feet): 10140 frontage along Texas Avenue (feet): 114  
lot depth (feet): 140 sq. footage of building: 1242  
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards 75

Improvements

# of buildings: 1 building height (feet): 10 # of stories: 1  
type of buildings (specify): wood frame  
building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) \_\_\_\_\_

approximate construction date: \_\_\_\_\_ accessible to the public: ☐ yes ☒ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no WLG  
other improvements: ☒ yes ☐ no (specify) house raised, dirt deck  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: 2  
lot type: ☐ asphalt ☐ concrete ☐ other \_\_\_\_\_  
space sizes: \_\_\_\_\_ sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: dirt drive  
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no  
comments: \_\_\_\_\_

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no W/9

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?  
☒ yes ☐ no (circle one) residential use residential zoning district  
is the property developable when required buffers are observed? ☒ yes ☐ no  
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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